



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Mon Oct 10 2016

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 2226 W HENDERSON RD COLUMBUS OH 43220

Mailing Address: 1 DAVE THOMAS BLVD  
DUBLIN OH 43017-5452

Owner: WENDYS PROPERTIES LLC

Parcel Number: 010116044

#### ZONING INFORMATION

Zoning: Z68-158, Commercial, C4  
effective 1/1/1969, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: HENDERSON ROAD CCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

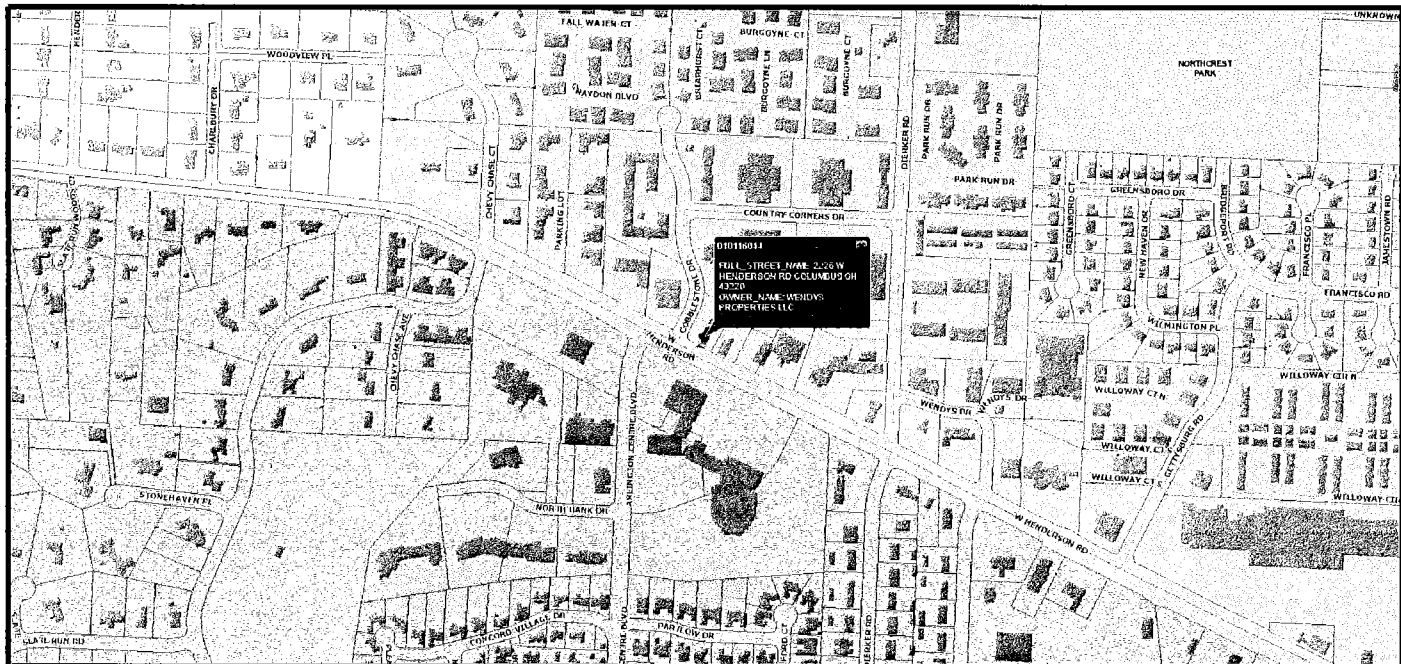
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

## Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**OFFICE USE ONLY**

Application Number: GC16-020 Date Received: October 11, 2016

Application Accepted by: Jamie Freise Fee: \$1,900.00

Commission/Civic: Northwest Civic Association

Existing Zoning: Commercial, C4

Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

To allow an existing pole sign to remain in the Henderson Road Community Commercial Overlay, in relief of

3372.706(B) (C) 2,3,4,5

**LOCATION**

Certified Address: 2226 W. Henderson Road City: Columbus Zip: 43220

Parcel Number(s): 010-116044

**APPLICANT**

Applicant Name: Stanley W. Young, III, National Sign Sys. Phone Number: 614-564-9432 Ext.: n/a

Address: 4200 Lyman Court City/State: Hilliard, Ohio Zip: 43026

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: Lu Yang Hai Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 1400 Buffalo Creek Ct. City/State: Columbus, Ohio Zip: 43223

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY/AGENT** (Check one): ☐ Attorney ☒ Agent

Name: Stanley W. Young, III, National Sign Systems Phone Number: 614-564-9432 Ext.: n/a

Address: 4200 Lyman Court City/State: Hilliard, Ohio Zip: 43026

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

**SIGNATURES** (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III, (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES**Graphics Commission Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME Stanley W. Young, IIIof (1) MAILING ADDRESS 4200 Lyman Court, Hilliard, Ohio 43026

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 2226 W. Henderson Road, Columbus, Ohio 43220for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) October 11, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS(4) Lu Yang Hai1400 Buffalo Creek Ct.Columbus, Ohio 43223APPLICANT'S NAME AND PHONE #  
(same as listed on front application)Stanley W. Young, III 614-564-9432AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS(5) Northwest Civic Association, C/O Rosemarie Lisko, Graphics Chair1035 Stoney Creek Road, Columbus, Ohio 43235 614-985-1150rosemarielisko@nbcglobal.net

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS


☐ (7) Check here if listing additional property owners on a separate page.

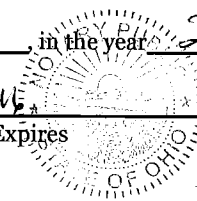
(8) SIGNATURE OF AFFIANT

Stanley W. Young, IIISworn to before me and signed in my presence this 11th day of October, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

11/09/2016Notary Seal Here  
Notary Public, State of Ohio  
My Comm. Expires 11-09-2016**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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THE CITY OF  
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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

### STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

#### **3382.05 Variance**

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
  4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:**

(PLEASE SEE ATTACHED HARDSHIP STATEMENTS)

Signature of Applicant

*Stanley W. Young, III*

Date October 10, 2016

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*Statement of Hardship*

---

*I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for the variance in the following ways:*

*Due to the location of the building's set-back of 15' from the established Right-Of-Way there is not enough room to place a free-standing sign at the required 15'-0" set-back from the Right-Of-Way. There is also a building directly to the east that would also block the sign if it were set-back at the required set-back.*

*This subject site is much like the property to the east which is a Pub that currently has a pole sign, which is larger in square feet, closer to the Right -Of-Way and much taller. There is simply no where on this subject property to place a conforming ground or monument sign that would be visible and not block ingress and egress traffic.*

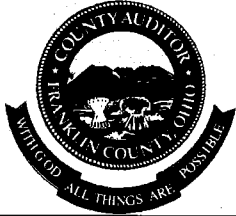
*Without the benefit of a ground sign it would be difficult to identify this business as you are driving on W. Henderson Road in either direction. This would preclude a reasonable return in service and income, due to the fact that this business, a restaurant use, requires a high volume of traffic with sales being in the \$5.00-\$7.00 range for each purchase. Identification is key to this business success.*

*The granting of this variance would not be injurious to neighboring properties and will not be contrary to public interest or the intent and spirit of the City of Columbus Graphics Code. This site has a unique configuration due to the limited area to place a ground sign. The existing support steel pole is from a Wendy's Sign, that was granted a Sign Permit in May of 2001, (copy attached) to replace the sign cabinet with a newer style Wendy's cabinet. Prior to this permit, the sign's location was not known and was re-located possibly due to a building expansion with out the benefit of a sign permit. This was NOT the fault of the exiting owner, who purchased the property in January of 2016 and simply would like to use the existing steel support pole to place a 46.32 square feet internally illuminated sign. The over-all-height will be 16'-8-5/8" from grade, and the new set-back would be 4'-0". This proposed sign will be less non-conforming as the previous Wendy's sign and deserves an opportunity to be displayed, as the use of the sign's location is critical to this new business success. The use of a monument sign at this location is not possible as it would block ingress and egress traffic, making this a dangerous site to navigate, and subject the current owner to possible law suites due to blockage issues in the event of an accident. We therefore, seek your professional review and consideration in our request.*

*Respectfully Submitted,*

  
Stanley W. Young, III

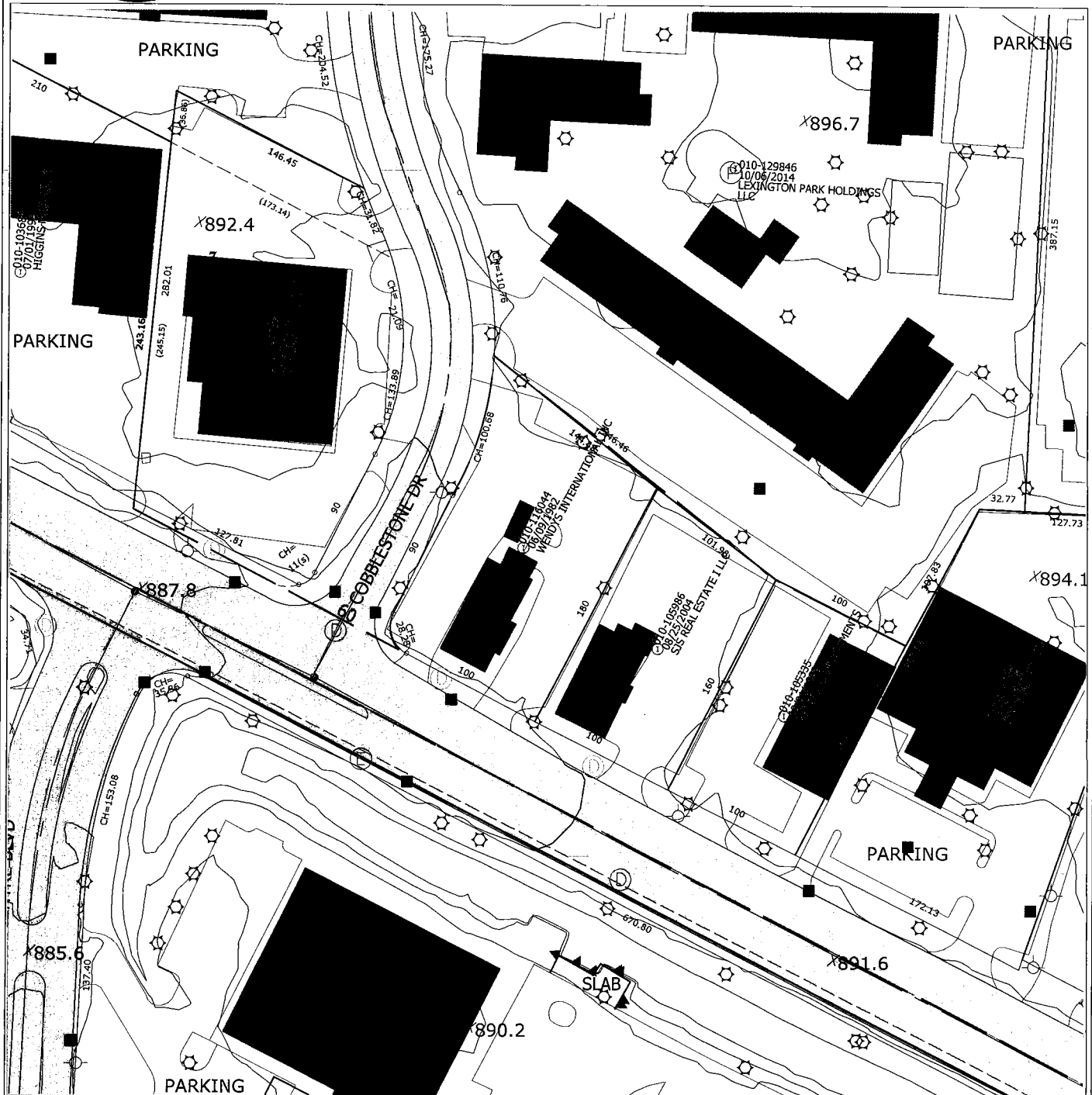
October 10, 2016



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 10/7/16



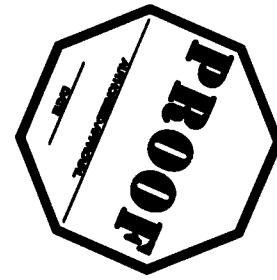
Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



## NOTES:

## CABINET:

ALUMINUM TUBE FRAME  
SKINNED WITH SHEET  
ALUMINUM, 2" ALUMINUM  
REINFORCERS.

## FACES:

THERMOFORMED ACRYLIC  
FACES WITH A 1-3/4" PAN  
AND FLAT COPY.

## SIGN AREA:

ACTUAL - 46.32 SQ. FT.  
NEAREST RECTANGLE - 62.34 SQ. FT.

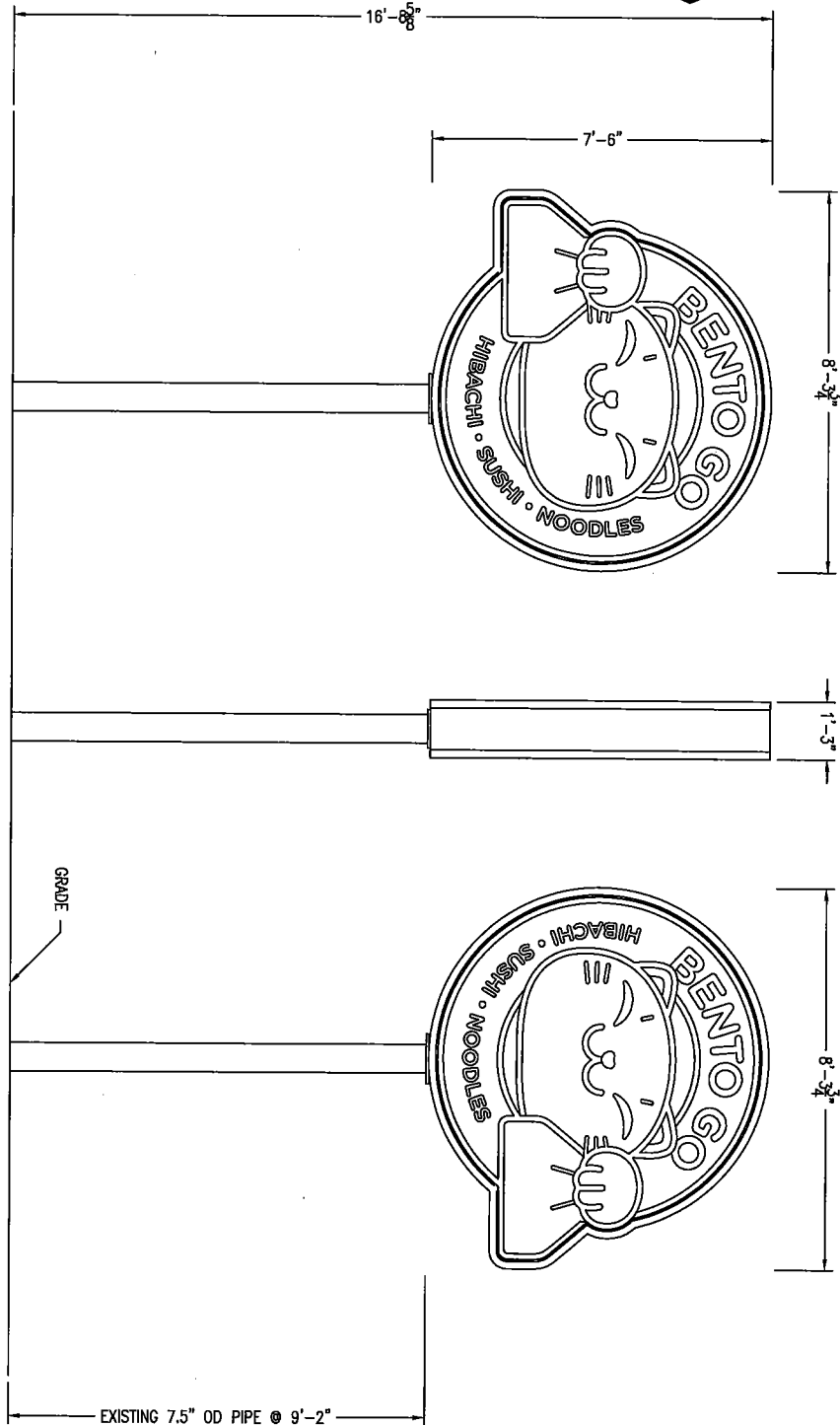
## ELECTRICAL DETAILS:

INTERNALLY ILLUMINATED WITH FLUORESCENT BULBS.  
TOTAL LOAD: 4.4 AMPS @ 120V/60Hz

## COLORS:

SEE OFFICIAL ARTWORK FOR LOGO COLORS.

This UL listed sign is manufactured to meet and/or exceed Underwriters Laboratories Subject 48 for Electric Signs.



- DESIGN ASSUMPTIONS**
1. 90 MPH BASIC WIND SPEED, Exp B PER 2009 IBC
  2. SOIL-UNDISTURBED (NEAT EXCAVATION IN SOIL), LATERAL SOIL BEARING PRESSURE = 150 PSF PER FOOT OF DEPTH
  3. STEEL-TUBE - ASTM A500 GRADE B -PIPE - ASTM A53 GRADE B -PLATE - ASTM A36
  4. CONCRETE-3000PSI @ 28 DAYS
  5. REBAR-ASTM A615 GRADE 60
  6. BOLTS-ASTM A325 OR A490
  7. ANCHOR BOLTS-ASTM A36 OR A307

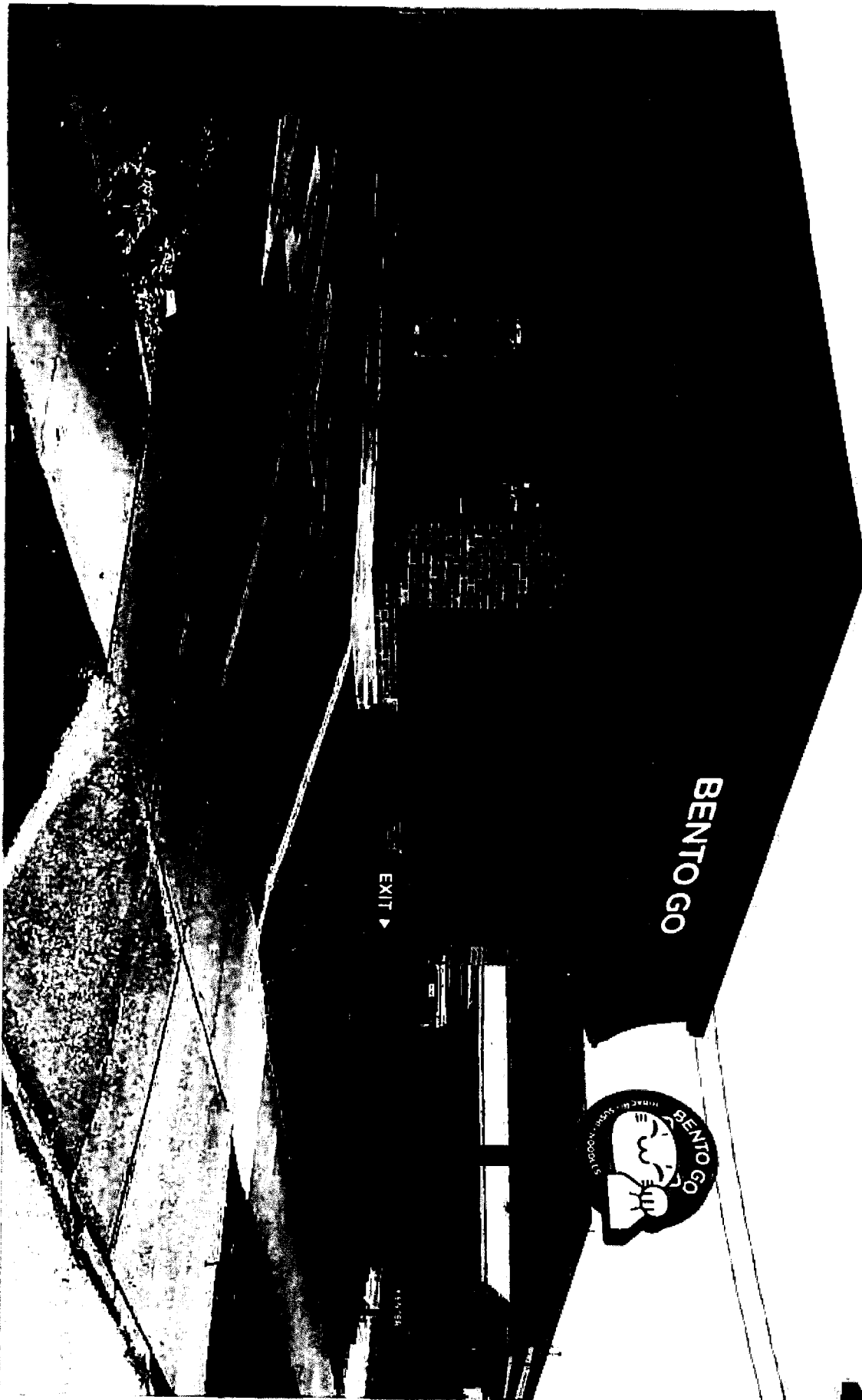
**National Sign Systems**

4200 LYMAN COURT  
HILLIARD, OH (614) 850-2540

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PROJECT DESCRIPTION CUSTOM PYLON SIGN				REVISION REF.# AND DATE			SCALE 1/4"=1'
PAGE DESCRIPTION SITE DRAWING							SHEET 1 OF 1
CLIENT BENTGO	CONTACT PERSON		WORK ORDER # PRO0004008				DRAWN BY AVM
ADDRESS	CITY	STATE	ZIP				CHECKED BY
JOBSITE LOCATION BENTGO							DATE FILE CREATED 02/08/16
ADDRESS	CITY	STATE	ZIP				DWG FILE # 119124
							PART # B101

view from west







Issue Date: 5/23/01

Status: Issued

Mayor Michael B. Coleman

City of Columbus Department of Trade and Development

# GRAPHICS PERMIT

757 Carolyn Avenue, Columbus, OHIO 43224

For information call 645-7314

GC16-020

2226 WEST HENDERSON RD

Building and Development Services

Zoning

Graphics Permit

Graphics Permit-Ground

Resurface Illuminated Sign

## CONTRACTOR INFORMATION

Title: Contractor

Name & Address:

License Number: GSE0108

Phone: 6148502540

Fax: 6144871376

NATIONAL INSTALL LTD  
4200 LYMAN COURT  
HILLIARD OH 43026

\*\*\*IT SHALL BE UNLAWFUL TO REMOVE THIS PERMIT FROM THE JOB SITE\*\*\*

\*\*\*THIS PERMIT MAY EXPIRE IN ONE YEAR\*\*\*

*The acquisition of this permit does not necessarily mean that other permits which are required have been obtained*

## ADDRESS AND PROJECT INFORMATION

Permit Number: 01325-00000-00557

Parcel No.: 010-116044

Project Address: 2226 W HENDERSON RD

## WORK DESCRIPTION

69 SQ FT INTERNALLY ILLUMINATED GROUND SIGN FACE REPLACEMENT FOR  
WENDY'S

## TENANT INFORMATION

Name: NATIONAL INSTALL  
CHARLES EITEL

Address:

## OWNER OF RECORD

Name: WENDYS INTERNATIONAL INC

Address: PO BOX 256  
COLUMBUS OH 43017

FOOTER EXCAVATION \*PRIOR TO CONCRETE\* 614-645-8235

INSPECTOR:

DATE:

INSPECTION TYPE	DATE *ROUGH* INSPECTOR	DATE *FINAL* INSPECTOR
ELECTRIC 645-8265		
STRUCTURAL 645-8235		

THIS PERMIT IS GRANTED ON THE EXPRESS CONDITION, THAT THE SAID WORK SHALL IN ALL RESPECTS, CONFORM TO THE ORDINANCES OF THE CITY OF COLUMBUS AND ALL LAWS OF THE STATE REGULATING THE CONSTRUCTION, INSTALLING, REPAIR AND ALTER, AND MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY PROVISIONS OF SAID LAWS.

QTC  
27/11

SOFT ACCOUNT #

AUTHORIZED SIGNATURE OF ACCOUNT

Method of Retrieval ☐ Mail ☐ Pick-Up

## REPLACE EXISTING GROUND SIGN

AS PER 1998 PLUMBING AND DEVELOPMENT SERVICE

Page 1 of 2

City of Columbus | Department of Trade and Development | Building and Development Services | 757 Carolyn Avenue, Columbus, Ohio 43224



### CALCULATION AND DESCRIPTION OF SIGN

$\sqrt{\text{area}} = \frac{N-A}{2} \text{ SQ FT} \times \text{mass factor}$   $\frac{N-A}{2}$  Existing graphic area 103 SQ FT # of faces 2  
 Allowable graphic area = 103 SQ FT Graphic area this permit 69 SQ FT Total 69 SQ FT

☐ Per Certified Working Drawings

☒ Per 1996 Ground Sign Standards      Registration # 590050

☐ Other \_\_\_\_\_

☐ Per Certified Working Drawings

☐ Per 1996 Wall Sign Standards      Registration # \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Graphic      Area \_\_\_\_\_ SQ FT      # of Circuits Required \_\_\_\_\_

☐ Outline Lighting      Length \_\_\_\_\_ FT      # of Disconnect Switches \_\_\_\_\_

# of Transformers \_\_\_\_\_ Transformer Voltage \_\_\_\_\_

Cashier Log # 105413  
Amount Received 51.50  
Date \_\_\_\_\_

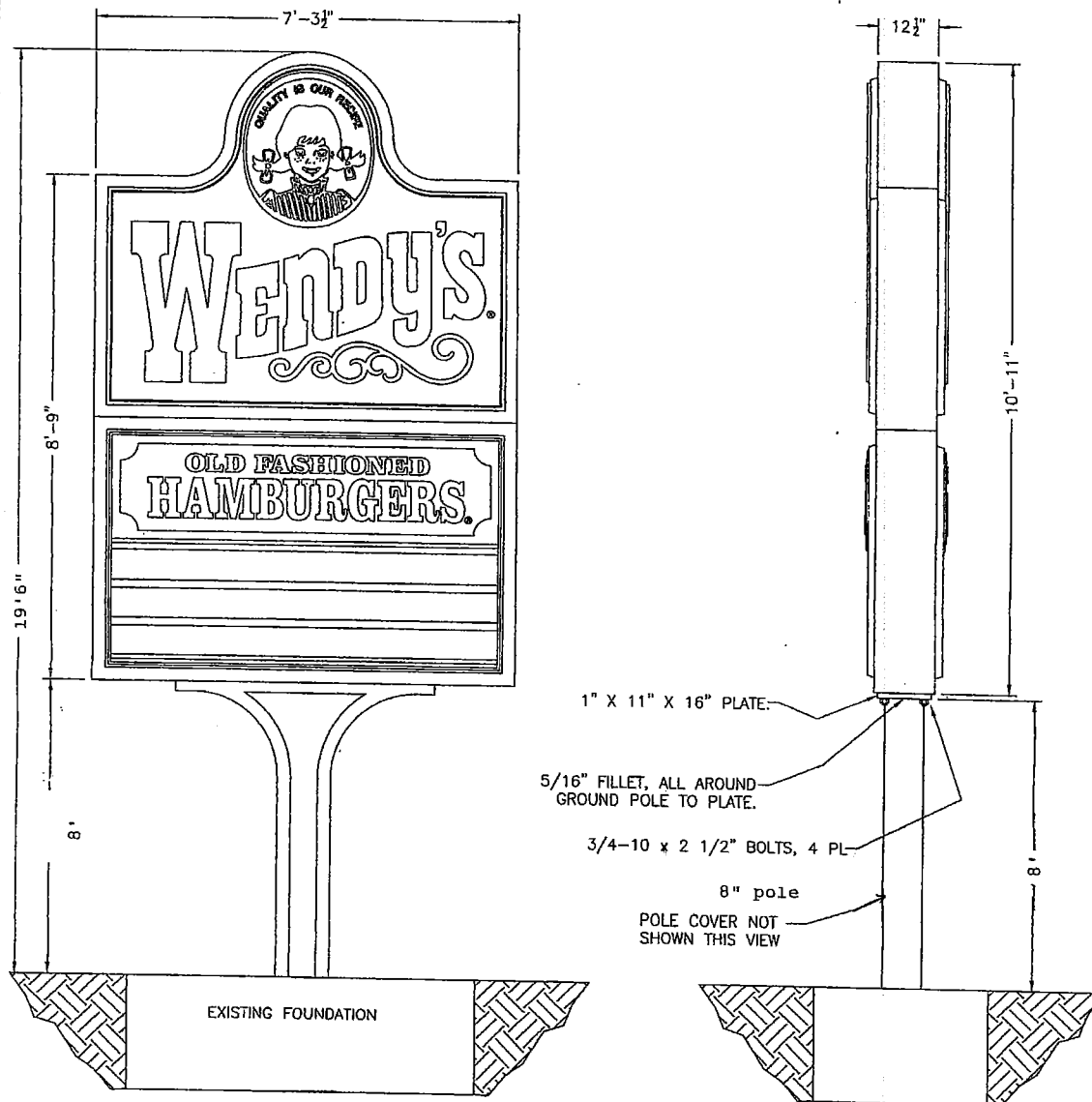
Counter Review	5/18/01
Zoning Review	5-18-01
Plans Exam Review	

**Neon**

Print Name \_\_\_\_\_  
Representing \_\_\_\_\_  
Phone \_\_\_\_\_

Signature \_\_\_\_\_  
Date \_\_\_\_\_

☐ Mail Date \_\_\_\_\_



## NOTES:

## SIGN AREA

NEAREST RECTANGLE -- 80 SQ. FT.  
ACTUAL -- 69 SQ. FT.

## FOUNDATION

EXISTING

GROUND POLE

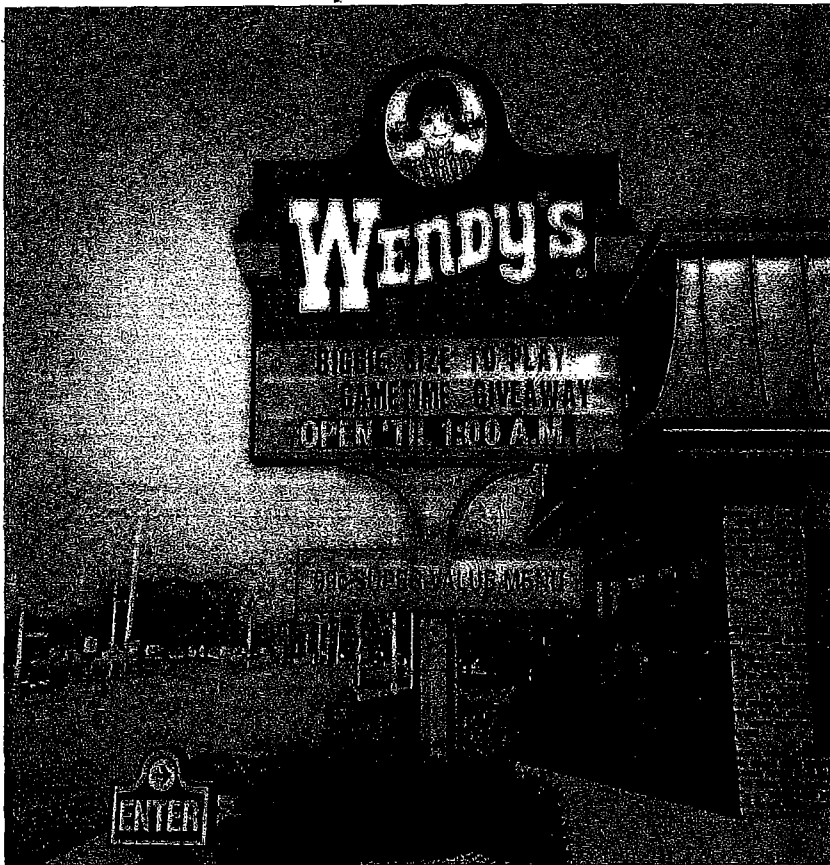
**NATIONAL**  
**SIGN SYSTEMS**  
855 GRANDVIEW AVENUE  
COLUMBUS, OH (614) 486-3338

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PROJECT DESCRIPTION WENDY'S STANDARD WP68 @ 16' O.A.H.				REVISION REF.# AND DATE		SCALE 1/2" = 1'	
PROJECT DESCRIPTION SITE DRAWING - DURHAM, NC						SHEET OF	
CLIENT CONTACT PERSON		WORK ORDER #				DRAWN BY srh	
ADDRESS CITY		STATE ZIP				CHECKED BY	
JOBSITE LOCATION						DATE FILE CREATED 5/18/98	
ADDRESS CITY		STATE ZIP				DWG FILE # 95084A21	

GC16-020

2226 WEST HENDERSON RD



191-64071 - 10'6" 514  
2226 W. Henderson Rd  
9-00

THE CITY OF  
**COLUMBUS**

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III  
of (COMPLETE ADDRESS) 4200 Lyman Ct, Hilliard, Ohio 43026

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

#### NAME

Lu Yang Hai

#### COMPLETE MAILING ADDRESS

1400 Buffalo Creek Ct, Columbus, Ohio 43223

SIGNATURE OF AFFIANT

*Stanley W. Young, III*

Sworn to before me and signed in my presence this 11<sup>th</sup> day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*[Signature]*

My Commission Expires

11/09/2016



Notary Seal Here  
SOKKHOUN THY

Notary Public, State of Ohio  
My Comm. Expires 11-09-2016

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